# \$394,900 - 107, 2411 Erlton Road Sw, Calgary

MLS® #A2191640

## \$394,900

2 Bedroom, 2.00 Bathroom, 1,025 sqft Residential on 0.00 Acres

Erlton, Calgary, Alberta

\*\*Open House April 5+6, 1-4pm\*\* The prestigious Waterford in Erlton presents a well appointed, bright, freshly updated, pet friendly two bedroom plus den unit that will definitely make your short list. Pride of ownership is evident in every single inch of this spotless open concept apartment style condo, with direct access from the beautiful treed courtyard. The living room features a beautiful gas fireplace and separates the primary bedroom from the second bedroom and den. creating perfect separation for family or roommates. The primary bedroom features a huge ensuite bathroom and walk in closet that will impress the most discerning buyer. Location is ever so convenient, being steps from Mission's entertainment options, restaurants and night life, walking and bicycle pathways, the MNP recreation Centre and Saddledome, you can ditch your car and increase your step count. Hedge your heating costs this winter as all utilities are included in your condo fee except electricity and internet. The balcony features a built in gas line for your summer BBQ's. With an underground parkade that has a car wash bay, you can wash the salt and crust off of your car on the regular. The unit also comes with a titled parking stall and a huge secured storage room located right behind parking stall (92"long x 128" deep x 90" high), giving the owner plenty of room for extra items. This unit will not last, call your favourite realtor today!







## **Essential Information**

MLS® # A2191640 Price \$394,900

Bedrooms 2
Bathrooms 2.00
Full Baths 2

Square Footage 1,025
Acres 0.00
Year Built 2003

Type Residential
Sub-Type Apartment
Style Low-Rise(1-4)

Status Active

# **Community Information**

Address 107, 2411 Erlton Road Sw

Subdivision Erlton
City Calgary
County Calgary
Province Alberta
Postal Code T2S 2B9

#### **Amenities**

Amenities Bicycle Storage, Car Wash, Elevator(s), Party Room, Storage, Trash,

Visitor Parking

Parking Spaces 1

Parking Underground

#### Interior

Interior Features Breakfast Bar

Appliances Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan,

Washer/Dryer, Window Coverings

Heating Baseboard

Cooling None
Fireplace Yes
# of Fireplaces 1
Fireplaces Gas

# of Stories 4

## **Exterior**

Exterior Features Balcony, BBQ gas line, Storage

Construction Stone, Stucco, Vinyl Siding, Wood Frame

#### **Additional Information**

Date Listed February 5th, 2025

Days on Market 73

Zoning M-C2

# **Listing Details**

Listing Office Royal LePage Mission Real Estate

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